

Silver Lake Plan Echo Park

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Los Angeles City Planning Department

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DATE: January 10, 1992

TO: All Silverlake Echo Park Community Plan Recipients

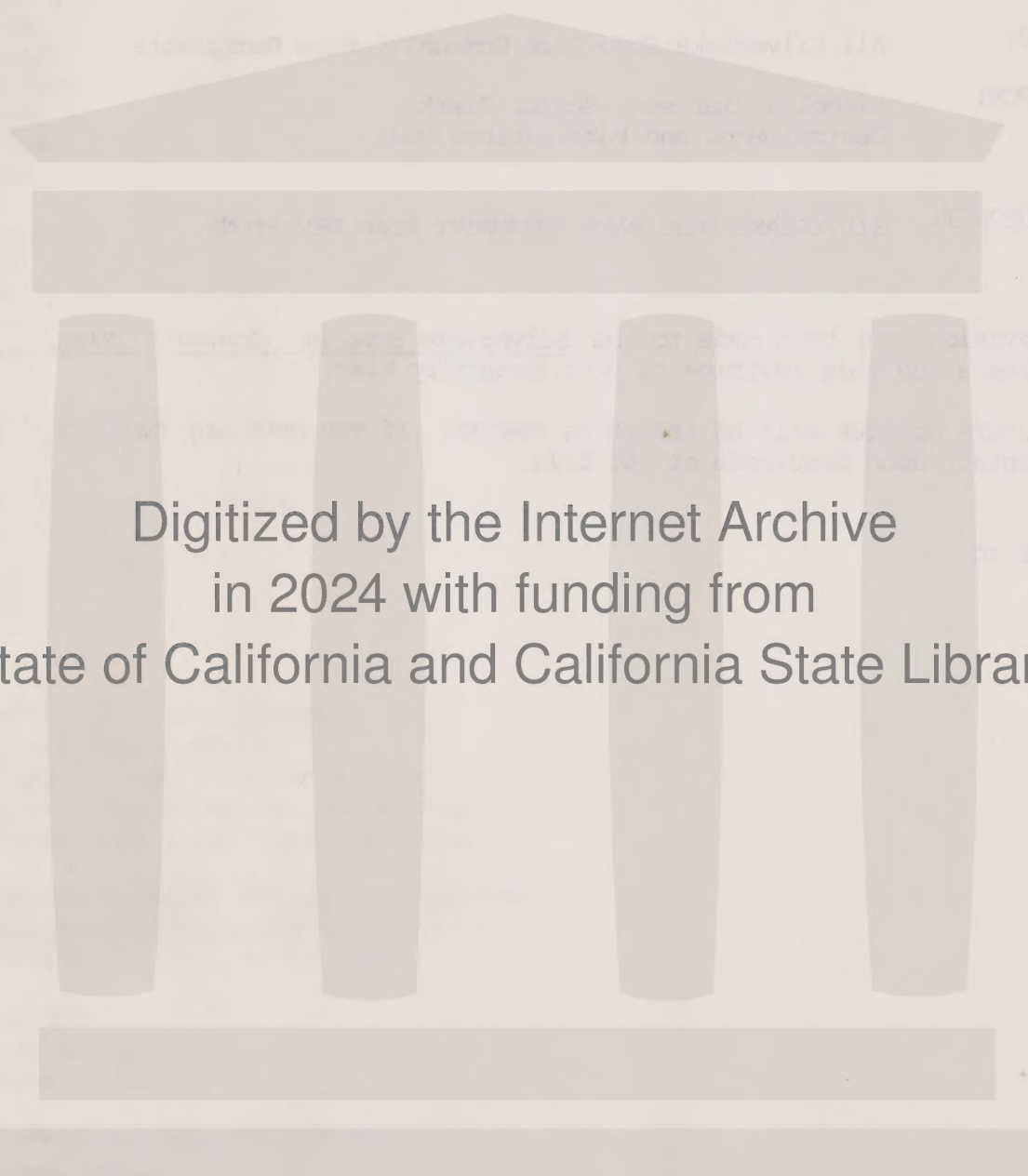
FROM: Michelle Clarkson, Senior Clerk
Central Maps and Publications Unit

SUBJECT: SILVERLAKE ECHO PARK COMMUNITY PLAN REVISIONS

Revision have been made to the Silverlake Echo Pk. Community Plan.
Please add this revision to your Community Plan.

Future updates will be issued as needed. If you have any questions, please contact John Sepulveda at 485-5714.

MC:mc



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Silver Lake Echo Park Plan



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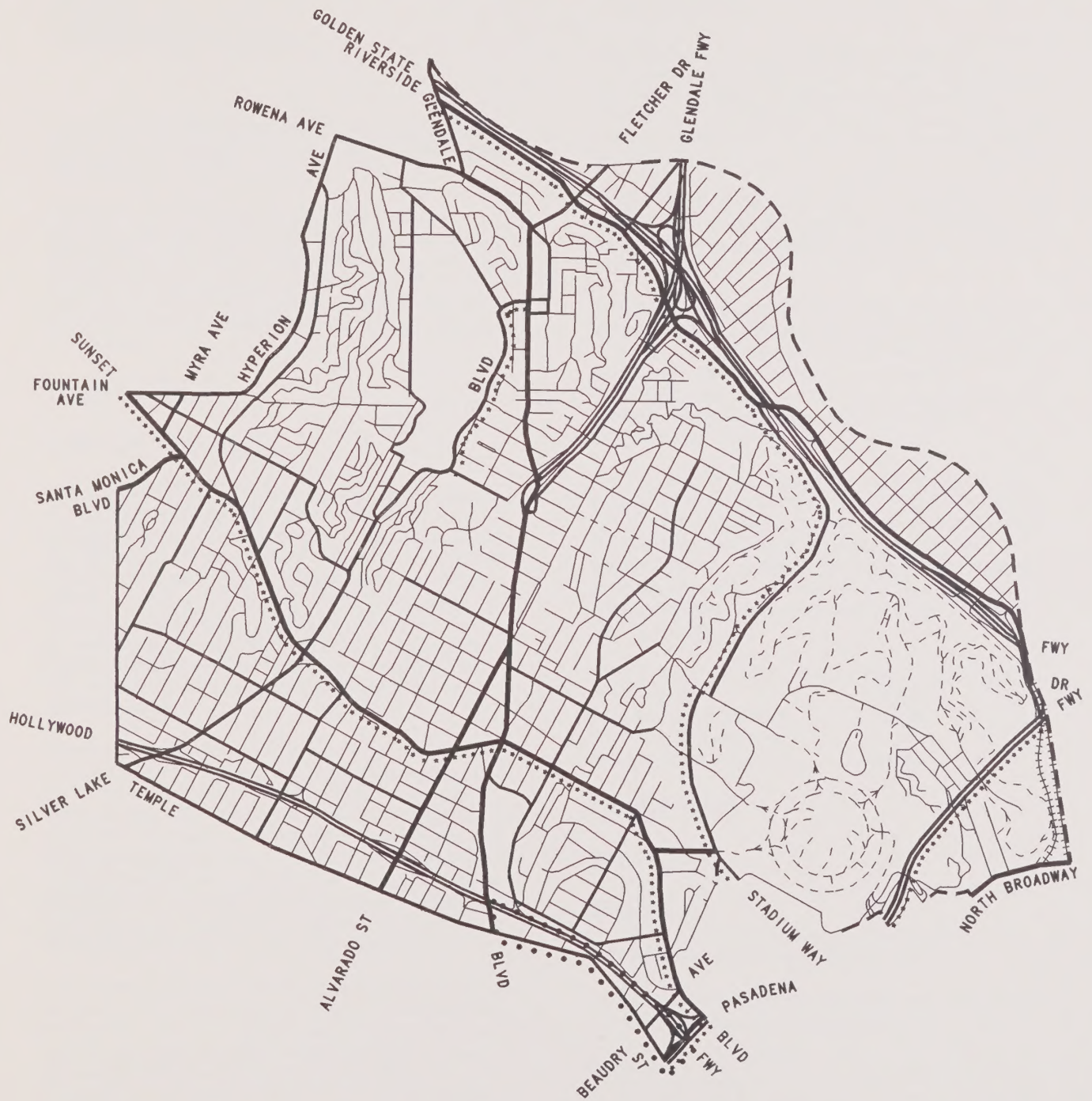
* This document is a reformat of the District Plan as it formerly appeared in the Broadside format. The Maps reflect the Broadside subsequently amended by the General Plan Consistency Program (AB283), Periodic Plan Review and any other amendments. The Text is essentially the same as the originally adopted Plan.



SILVERLAKE-ECHO PARK
GENERALIZED LAND USE



NOT TO SCALE



SILVER LAKE - ECHO PARK PLAN

City of Los Angeles

The Silver Lake-Echo Park District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

Silver Lake-Echo Park contains 4,557 acres or approximately seven square miles and has a population of 79,000 (1983). The District is generally bounded by Temple Street on the south, Hoover and Hyperion Avenues on the west, the Los Angeles River on the north and northeast, and North Broadway, Lilac Terrace and Marview Avenue on the east.

PURPOSE

USE OF THE PLAN

The purpose of the Silver Lake-Echo Park District Plan is to provide an official guide to the future development of the District for use by the City Council, the Mayor, and the City Planning Commission; other concerned governmental agencies; and residents, property owners and business people of the District, along with private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the District, within the larger framework of the City; guide to the future of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentials and limitations; and protect investments to the extent feasible and reasonable.

This Plan proposes approximate locations and dimensions for land use. The Plan is not an official zone map and while it is a guide it does not imply any right to a particular zone or to the land uses permitted therein. Changes of zone are considered under specific procedures established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different land uses than may be desirable for many years.

The Plan is subject to periodic review and amendment to reflect changes in circumstances.

CONTENT OF THE PLAN

The Silver Lake-Echo Park District Plan sets forth objectives, policies and programs for Land Use (Housing Commerce, Industry), Circulation (Highways and Public Transportation) and Service Systems (Schools, Parks, Fire Stations, Libraries, etc.) for the District as a whole during the next 20 years.

An objective is defined as an ideal for which to strive - the ultimate aim. A policy is a guideline for future decisions. A program is a recommended action to address a particular need or problem.

This Silver Lake-Echo Park District Plan contains several Programs calling for studies intended to alleviate problems or address community needs. When these studies are made, every effort will be made by the Planning Department staff to solicit input from members of the Citizen Advisory Committee and other interested individuals and organizations.

The Policies and Programs in this Plan are intended to provide direction and a course of future action for the City and its various departments. The Plan does not mandate the City or its departments to commence any new programs which may require the expenditure of staff time or funds. Any actions called for in this Plan which require additional funding must be approved through actions of the City Council.

The following population statistics apply to the District:

1970 Population	66,600
1983 Population Estimate	79,000
Existing Zoning Capacity	195,000
Plan Population Capacity*	96,180

LAND USE

HOUSING

Objectives

1. To provide for the socio-economic segments of the District and to maximize individual choices.
2. To conserve and improve the varied and distinctive residential character of the District.

Policies

It is the City's policy:

1. That properties currently zoned R1 and recommended for Low Density Housing remain in detached single family use.

* This figure does not include areas designated for commercial/residential uses.

2. That all housing that does not constitute a danger to physical safety, and can be made habitable, should be rehabilitated rather than demolished.
3. That housing in the Low- and Low-Medium I Land Use category be located in certain areas of moderate to steep topography, as shown on the Plan Map.
4. That rehabilitation of existing housing stock be actively stimulated in order to conserve and upgrade the District as a housing resource.
5. That rehabilitation programs in Silver Lake-Echo Park be tailored to specific family income, housing and neighborhood characteristics.
6. That housing for the elderly have convenient access to public transportation, commercial services, recreation and health facilities whenever possible.
7. That in order to minimize grading and its associated disturbances on the natural environment, the "cluster concept" be the preferred method of residential development in the hillside areas.
8. That 15% of all newly constructed multiple units and condominium conversion units be made available to low and moderate-income persons at affordable prices. Affordable is defined as 25% of the adjusted median income. Low- and moderate-income is defined as 50% to 120% of the median income. Median income is determined by the Standard Metropolitan Statistical Area (SMSA) and is adjusted by the number of family members.



Programs

ALL AREAS

The Plan recommends:

1. That residential zone changes to conform with the land uses indicated on the Plan Map be initiated.
2. That a study be made to determine the appropriate housing programs tailored to both social characteristics and housing conditions of areas within the District.

3. That a study be made to determine the minimum housing rehabilitation standards required to correct major health and safety hazards.

AREA II

The Plan recommends:

That until such time as new housing rehabilitation programs are available, the Community Development Department extend the Housing Opportunity Maintenance Effort (HOME) program into all areas of Echo Park.

AREA III

The Plan recommends:

That a study be made to investigate the benefits and feasibility of providing tax incentives to property owners for rehabilitating older structures.

COMMERCE

Objectives

1. To conserve and strengthen viable commercial development in the District.
2. To provide a range of commercial facilities at various locations to accommodate the shopping needs of the District.
3. To improve the compatibility between commercial and residential uses.
4. To improve the aesthetic quality of commercial developments.
5. To provide and improve landscaping in and around commercial sites.

Policies

It is the City's policy:

1. That community and neighborhood commercial centers be consolidated and deepened to stimulate existing business, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience.
2. That the Echo Park Center continue to serve as a focal point for shopping, civic, social and recreational activities and provide, where feasible, professional offices, small department stores, restaurants and entertainment facilities.
3. That neighborhood commercial areas continue to serve the daily and weekly shopping needs of residents, providing supermarkets, drugstores, retail shops and other neighborhood-oriented services.
4. That neighborhood convenience clusters having retail and service establishments oriented to pedestrians be retained.

AREA I

The Plan recommends:

1. That a study be made to determine the opportunities for, and feasibility of, public improvements at Neighborhood and Community shopping areas.
2. That a study be made of the need for improved off-street parking facilities and/or drive-through facilities for Highway-Oriented commercial uses.

AREA II

The Plan recommends:

1. That a study be made of methods to enhance and rehabilitate the Echo Park Center.
2. That the City Council consider the enactment of an ordinance that establishes cleanliness standards of commercial properties including parking lots.
3. That the commercial facilities in the Echo Park Center be mixed, whenever possible, with Medium Density Housing in the area shown for the Community Commercial land use on the Plan Map.
4. That mixed residential/commercial uses (See footnote Number 2 on Footnotes Page), be encouraged in the Bellevue-Beaudry neighborhood commercial center, with commercial uses being restricted to office-type uses in the CR Zone.
5. That mixed residential/commercial uses be encouraged in the neighborhood commercial areas on Echo Park Avenue north of Scott Avenue and south of Morton Avenue. Furthermore, that the density of residential uses therein be limited to that permitted in the Medium Density Housing Category.
6. That a Specific Plan be developed for the Echo Park Center, focused on pedestrian orientation, based on the following objectives and criteria:
 - a. The area within an approximate 600-foot radius around the intersection of Sunset Boulevard and Echo Park Avenue is recognized as the primary activity portion of the Center.
 - b. There shall be emphasis on urban design of open space, green spaces, parks and places where pedestrians sit and walk.
 - c. The possibility of constructing an open-air pedestrian mall on Echo Park Avenue between Sunset Boulevard and Montana Street shall be explored.
 - d. Public rights-of-way for exclusive pedestrian use should be provided in the Center.

AREA III

The Plan recommends:

That a neighborhood commercial center be developed in the vicinity of Riverside Drive, the Golden State Freeway and the Glendale Freeway interchange, as shown on the Plan Map.

INDUSTRY

Objectives

1. To preserve designated industrial lands for industrial uses.

2. To preserve sound existing industry which contributes to the tax base of the City and provides an employment base for the community residents.
3. To improve the quality of industrial developments and to protect amenities of adjacent areas.

Policies

It is the City's policy:

1. That industrial areas be consolidated and redesignated for less intensive uses along Glendale Boulevard.
2. That industrial uses be clearly defined and separated from other uses by physical barriers such as roadways landscaping and/or highways.
3. That industry adjoining residential development be provided with adequate landscaping and/or parking buffers.

Programs

ALL AREAS

The Plan recommends:

That industrial zone redesignations to conform with land use policies on the Plan Map be initiated.

AREA III

The Plan recommends:

That a comprehensive industrial analysis be made to determine solutions to incompatibility between industrial and residential uses.

CIRCULATION

Objectives

1. To provide a circulation system adequate to move people and goods that is consistent with land use densities and intensities.
2. To minimize the detrimental effects of freeways, highways and streets within the District.
3. To minimize the conflict between vehicular and pedestrian traffic.
4. To encourage the provision of local bus transportation to meet community needs.
5. To encourage development of all types of public transportation.

Policies

It is the City's policy:

1. That Highways, Collector and Local streets shall be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions. The Highways and Freeways Plan is amended by this Plan as follows:
 - a. Designate as a Secondary Highway rather than a Major Highway:
 - a.1 Myra Avenue between Sunset Boulevard and Fountain Avenue
 - b. Designate as a Collector Street rather than a Secondary Highway:
 - b.1 Griffith Park Boulevard between Hyperion Avenue and Sunset Boulevard

b.2 Armstrong Avenue between Silver Lake Boulevard and Rowena Avenue

c. Realign Stadium Way as shown on the Plan map.

2. That community impacts be included in the evaluation of regional transportation needs.
3. That no increase in density resulting from zone changes or subdivisions shall be permitted when streets and highways cannot easily accommodate the traffic to be generated.
4. That the distinctive character of streets be emphasized by special trees, planted median strips and special paving.
5. That in order to preserve the unique environmental qualities, including the natural topography in hillside areas, the District's various narrow and scenic Local Streets need not be improved to Standard Street Dimensions.
6. That the City encourage the State of California to mitigate the problems created by freeways by means of noise abatement, landscaping and safety programs.
7. That the circulation system assure that residents have a variety of efficient and convenient means of transportation and that mini buses or other similar community-oriented transportation systems are encouraged in all areas, with special emphasis given to Elysian Valley.
8. That, except for appropriate service vehicles, truck traffic not be routed on residential streets.
9. That designated Bikeways and Scenic Highways be developed in accordance with standards and criteria contained within the Bikeways Plan and the Scenic Highways Plan.
10. That maximum use be made of existing rights-of-way for rapid transit.
11. That bus service be modernized and made more efficient.

Programs

AREA I

The Plan recommends:

1. That the Department of Public Works maintain existing, and replace deteriorated public stairways throughout the District.
2. That a study be made to determine the feasibility of providing alternative local transportation methods within the District to provide for transit-dependent members of the area.
3. That the City's Department of Transportation conduct a detailed analysis of the following intersections for the purposes of accident reduction and safety:
 - a. Santa Monica and Sunset Boulevards.
 - b. Alvarado Street, Glendale Boulevard and Berkeley Avenue.
4. That should it become necessary to widen Silver Lake Boulevard between Duane Street and Earl Street, all the street dedication be taken from the west side of Silver Lake Boulevard.
5. That a Scenic Corridor Specific Plan be developed and adopted for Silver Lake Boulevard between Duane Street and Armstrong Avenue in order to protect the residential viewshed. This Specific Plan should be based on the following objectives and criteria:

- a. The exceptionally deep and heavily vegetated front yards along the east side of Silver Lake Boulevard shall be recognized as a valuable and integral part of the viewshed.
 - b. Development of the Corridor shall be compatible with the existing residential development. The Corridor shall include the Silver Lake Reservoir.
 - c. This Specific Plan shall include building setback lines on privately owned land and along the City-owned Silver Lake Reservoir.
 - d. The Specific Plan should be prepared with maximum citizen input from the community, including persons with knowledge in the field of landscape architecture.
6. That a study be done to determine the methods by which the hillside area's various narrow and scenic local streets can be preserved.

AREA II

The Plan recommends:

1. That the California Department of Transportation be requested, and the City's Department of Transportation be instructed to study the rerouting of traffic using the Solano Avenue gate at Dodger Stadium in order to protect the integrity of the Solano Canyon Community. Citizen participation shall be encouraged to help accomplish this program.
2. That at the junction of the southbound Pasadena and Golden State Freeways, the California Department of Transportation be requested to explore alternate proposals such as additional transition lanes, double-decking or alternate routing around the Plan area to provide efficient traffic flow in and out of the Central Business District.
3. That the City's Department of Transportation study and implement a solution to the traffic congestion on Glendale Boulevard between the terminus of the Glendale (Route 2) Freeway and Temple Street.
4. That the City's Department of Transportation study and implement traffic solutions at the problem intersections of: Sunset Boulevard and Echo Park Avenue; and Scott Avenue and Echo Park Avenue.
5. That the City's Department of Transportation study the possible relocation of access to the Edendale Post Office from Berkeley Avenue.
6. That the reduced parking district for residential development be amended to delete that portion within the Silver Lake-Echo Park District.
7. That Bikeways be developed along Riverside Drive and along Glendale Boulevard in accordance with the Plan map.
8. That the Department of Public Works maintain existing, and replace deteriorated, public stairways throughout out the district.
9. That the Southern California Rapid Transit District be requested to study the need for mini-bus routes to connect with regular bus lines, especially in the hillside areas, and be encouraged to route mini-buses to serve isolated pockets in and around Elysian Park.

AREA III

The Plan recommends:

1. That the California Department of Transportation be requested to construct a sound absorbing wall along the northerly boundary of the Golden State Freeway, to buffer traffic noise from residential uses.
2. That, when funds become available, a Bikeway be developed along the Los Angeles River's southern boundary.

Energy Conservation

Objective

To promote energy conservation with particular emphasis on solar energy.

Policies

It is the City's policy:

1. That energy efficient equipment be encouraged in public and private developments.
2. That where feasible the preservation of solar access be required in new construction and in residential and commercial condominium conversions.

Programs

ALL AREAS

The Plan recommends:

1. That consideration be given, throughout the Plan area, to allow for densities in the upper range of any residential land use category, as designated on the Plan Map, if passive solar systems are provided. (NOTE: A passive solar system is one in which the collector and thermal storage components are integrated and require no transfer device for solar heated fluid. Passive systems tend to have less hardware and are usually built as essential parts of the building).
2. That if active solar systems are provided in any residential land use category, as designated on the Plan Map, the highest density allowed under the Plan shall be granted. (NOTE: Active solar systems are those in which the collector and thermal storage components are separated and a pump or fan is required to circulate the solar heated fluid between them).
3. That following implementation by zoning of the density designations as shown on the Plan Map, new development using either passive or active solar systems should be granted a 10 percent density bonus. New development using both passive and active solar systems may be granted up to a 20 percent density bonus. In no case shall this density bonus exceed the maximum density allowed in the particular land use category.
4. That the Planning Department prepare an ordinance to guarantee future solar access to all new construction.

Service Systems

Objectives

1. To provide, locate and distribute public services and facilities adequate to protect life and property and encourage social betterment.
2. To maintain a high quality of public services and facilities through the more efficient use of available City resources.
3. To design public facilities so as to enhance the character of surrounding neighborhoods and minimize environmental impacts and residential displacement.

RECREATION AND PARKS

Policies

It is the City's policy:

1. That the desires of the local residents be considered in the Planning of recreational facilities.
2. That recreational facilities, programs and procedures be tailored to the social, economic and cultural characteristics of individual neighborhoods and that these programs and procedures be continually monitored.
3. That existing recreational sites and facilities be upgraded through site improvements, rehabilitation and reuse of sound structures, and replacement of obsolete structures, as funds become available.
4. That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.
5. That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the dislocation of residents.
6. That the Plan generally reflect the Elysian Park Master Plan approved by the Board of Recreation and Park Commissioners in 1972.

Programs

ALL AREAS

The Plan recommends:

That a study be made to develop revised standards and facility requirements appropriate to a highly developed urban community including the provision of additional small parks.

AREA I

The Plan recommends:

1. That future site expansions at the Bellevue and Silver Lake Recreation Centers take place as land becomes available over a 20-year time frame.
2. That a study be made to determine the location and means of implementation of jogging trails in the vicinity of the Silver Lake Reservoir.
3. That a new Neighborhood Park be developed on the vacant property at the south end of the Glendale Freeway.
4. That a study be initiated to consider an amendment to the Equestrian and Hiking Trails Plan in Elysian Park.

AREA II

The Plan recommends:

1. That when suitably located vacant City-owned parcels are proposed for sale, they should be purchased for use as miniparks.
2. That if Fire Station No. 6 is relocated and the current building vacated, the site be considered for a multi-purpose community center.

FIRE PROTECTION

Policies

It is the City's policy:

1. That the various components of the fire protection emergency medical services system be continually evaluated and updated by the Fire Department in coordination with other City departments, as fire protection techniques, apparatus, needs and land use patterns change.
2. That the expansion of existing fire stations and the acquisition of new sites be planned and designed to minimize the displacement of residents.
3. That public education activities concerning the elimination of fire hazards, methods of fire protection and emergency medical service be encouraged.
4. That the existing paramedic program be continually evaluated, updated and improved.
5. That the City intensify its program of fire protection through weed abatement.

Programs

ALL AREAS

The Plan recommends:

That public schools should emphasize fire prevention methods.

AREA I

The Plan recommends:

That facilities at Fire Station No. 56 be expanded or replaced as funds become available.

POLICE PROTECTION

Policies

The Plan recognizes that there is a strong need for a central police training facility for a city as complex as Los Angeles. The dynamics of the City have changed, since the initial establishment of the Police Academy. Elysian Park has been established as a regional park in accordance with its size and intensity of use, and this Plan now recognizes an incompatibility of uses between the Police Academy and the Park. It is therefore the City's policy:

1. That any improvements to the Police Academy be made within its present boundaries or on acreage outside Elysian Park.
2. That a variety of police activities be continually encouraged in order to foster better community relations.

Programs:

The Plan recommends:

That a program of noise reduction at the Academy's shooting ranges be implemented; that the Police Department determine and implement an appropriate method of sound reduction.

LIBRARY

Policies

It is the City's policy:

1. That library facilities, procedures, programs and resources be continually evaluated and tailored to the social, economic and cultural needs of local residents.
2. That, where feasible, bookmobile service to isolated residents be encouraged as a complementary service of community branch libraries.
3. That the expansion of existing library facilities and the acquisition of new sites be planned and designed to minimize the displacement of housing and the dislocation of residents.

Programs

AREA II

The Plan recommends:

That the Echo Park Library be relocated to the general vicinity of Echo Park Avenue and Sunset Boulevard.

AREA III

The Plan recommends:

1. That as funds become available a new library be provided in a suitable location.
2. That until a library is available, expansion of the bookmobile program be encouraged through private and public resources.

PUBLIC SCHOOL

Policies

It is the City's policy:

1. That the Los Angeles City School District's standards and criteria for student travel distance, minimum school size and optimum pupil enrollment be tailored to specific Silver Lake-Echo Park area characteristics of land use, street circulation, topography, population densities, number of school age children and availability of vacant land.
2. That the Los Angeles City School District be requested to tailor improvements in educational programming, curriculums and staffing to the specific social, economic and cultural characteristics of the District's residents.
3. That all school facilities in the Silver Lake-Echo Park District be constantly reviewed, analyzed and upgraded, in view of the fact that the District contains some of the oldest schools in the City.
4. That due to an absence of vacant land, an after-hours, multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.

5. That the expansion of school sites be planned so as to minimize displacement of residents and that, where possible, alternative architectural concepts be developed.
6. That the expansion of school facilities be accommodated on a priority basis and consider the following: existing school size, age of main buildings, current and projected enrollment and projected land uses and population.
7. That the location of new school facilities be based on population densities, number of school age children, projected population, circulation, and existing and future land uses.
8. That all school facilities adjacent to freeways be buffered against visual, noise and air pollution impacts.
9. That educational opportunities for adults be expanded in the community.

Programs

ALL AREAS:

The Plan recommends:

That a study be made to evaluate possible changes in site standards for elementary schools and facility requirements appropriate for a highly developed urban community.

AREA I

The Plan recommends:

On-site improvements and/or replacement of Micheltorena School and Allesandro School.

AREA II

The Plan recommends:

1. That the Logan Street School Child Care addition be extended along Lemoyne Street, as shown on the Plan Map.
2. On-site improvements and/or rebuilding of Elysian Heights, Clifford Street, Solano Avenue and Mayberry Schools.
3. That schools no longer needed as a result of changes in population composition be retained for other educational purposes.

AREA III

The Plan recommends:

That the site of Dorris Place School not be expanded into residential areas, and that any new buildings be constructed on the existing site.

OTHER PUBLIC FACILITY

Policies

It is the City's policy:

1. That, where feasible, new power lines be placed underground and the undergrounding of existing lines be continued and expanded.
2. That new equipment for public facilities be energy efficient.
3. That solar access to adjacent properties be recognized and protected in the construction of public facilities.

SOCIAL SERVICE

Policies

It is the City's policy:

1. That all public and private agencies responsible for the delivery of social services be encouraged to continually evaluate and modify programs as needs change and funds become available.
2. That publicly funded agencies strive to achieve and maintain a high level of awareness and understanding of the ethnic and cultural diversity of the community.

CULTURAL AND HISTORICAL MONUMENTS

Policy

It is the City's policy:

That the Silver Lake-Echo Park Plan incorporate the sites designated on the Cultural and Historical Monuments Element of the General Plan, and provide for the addition of suitable sites thereto.

Programs

AREA I

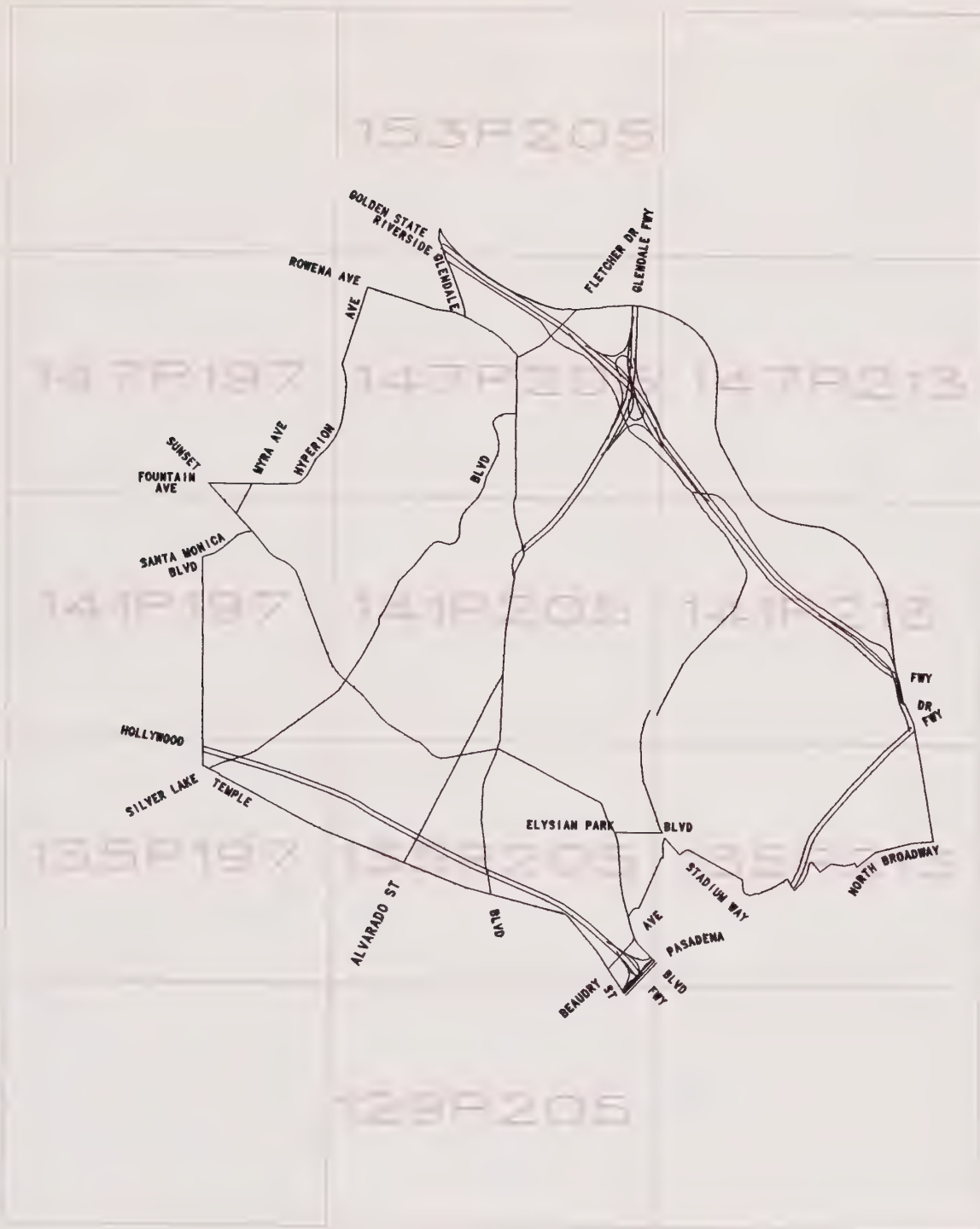
The Plan recommends:

1. That landmarks and structures of unique social and physical significance be identified for the purpose of preservation.
2. That studies be made of the following candidates as architecturally distinct residences for inclusion in the Cultural and Historical Element of the General Plan:
 - a. Neutra House 2300 Silver Lake Boulevard
 - b. Reunion House 2440 Earl Street
 - c. Yew House 2226 Silver Lake Boulevard
 - d. Orans House 2204 Micheltorena Street
 - e. Silvertop 2138 Micheltorena Street
 - f. Howe House 2422 Silver Ridge Avenue
 - g. Sach Apartments 1811-13 Edgecliffe Drive
 - h. Garbutt House Effie Street

AREA II

The Plan recommends:

1. That studies be made of the following residences as culturally significant for inclusion in the Cultural and Historical Element of the General Plan:
 - a. Angelus Temple 1615 Park Avenue
 - b. St. Athanasius' Episcopal Church 840 Echo Park Avenue
 - c. Ross House 2123 Valentine Street
 - d. Atwater Adobe 1431-33 Avon Park Terrace
 - e. Public Stairways
 - f. Glendale Boulevard between Berkeley Ave and Fletcher Drive to be designated as "Avenue of the Motion Pictures"
 - g. Fellowship Lane Elysian Heights
 - h. Carey McWilliams' home 2041 North Alvarado St



NOT TO SCALE 12/90

SILVERLAKE-ECHO PARK INDEX MAP

HOLLYWOOD

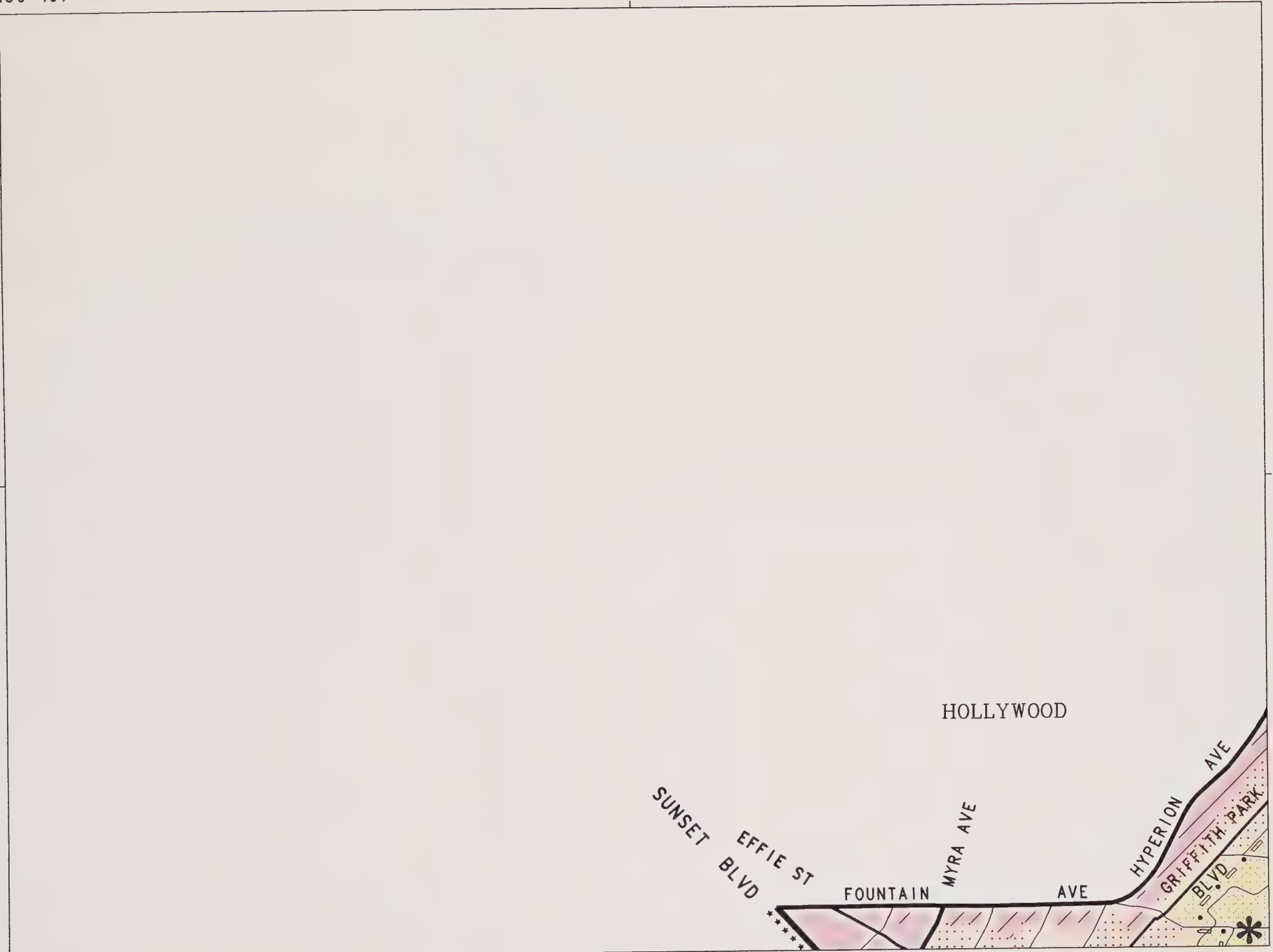
GLENDALE FWY

NORTHEAST
LOS ANGELES

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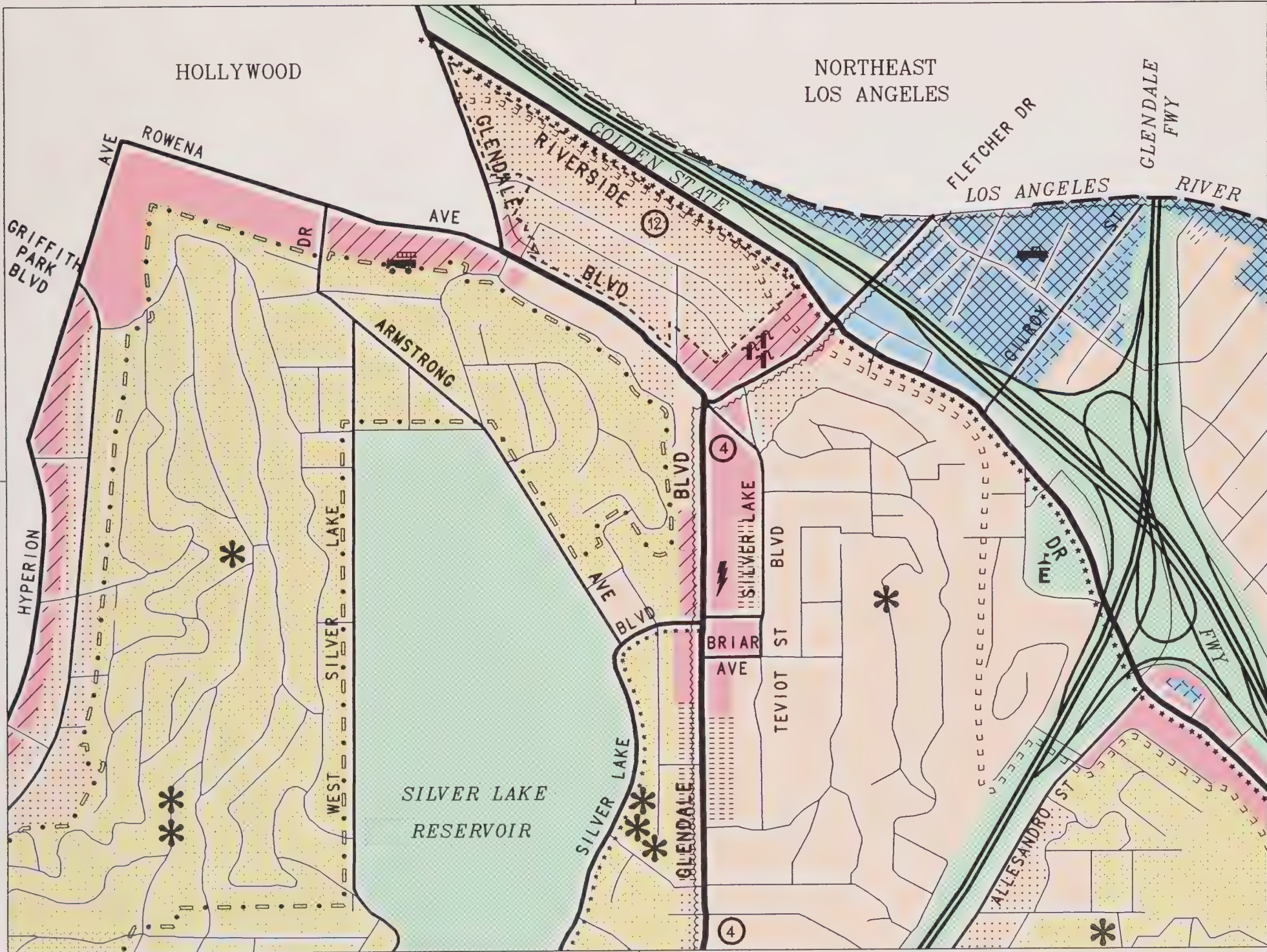
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147-201

SEE MAP 147P205

SEE MAP 147P197



SEE MAP 147P213

NORTHEAST
LOS ANGELES

LOS ANGELES

GOLDEN STATE
RIVER

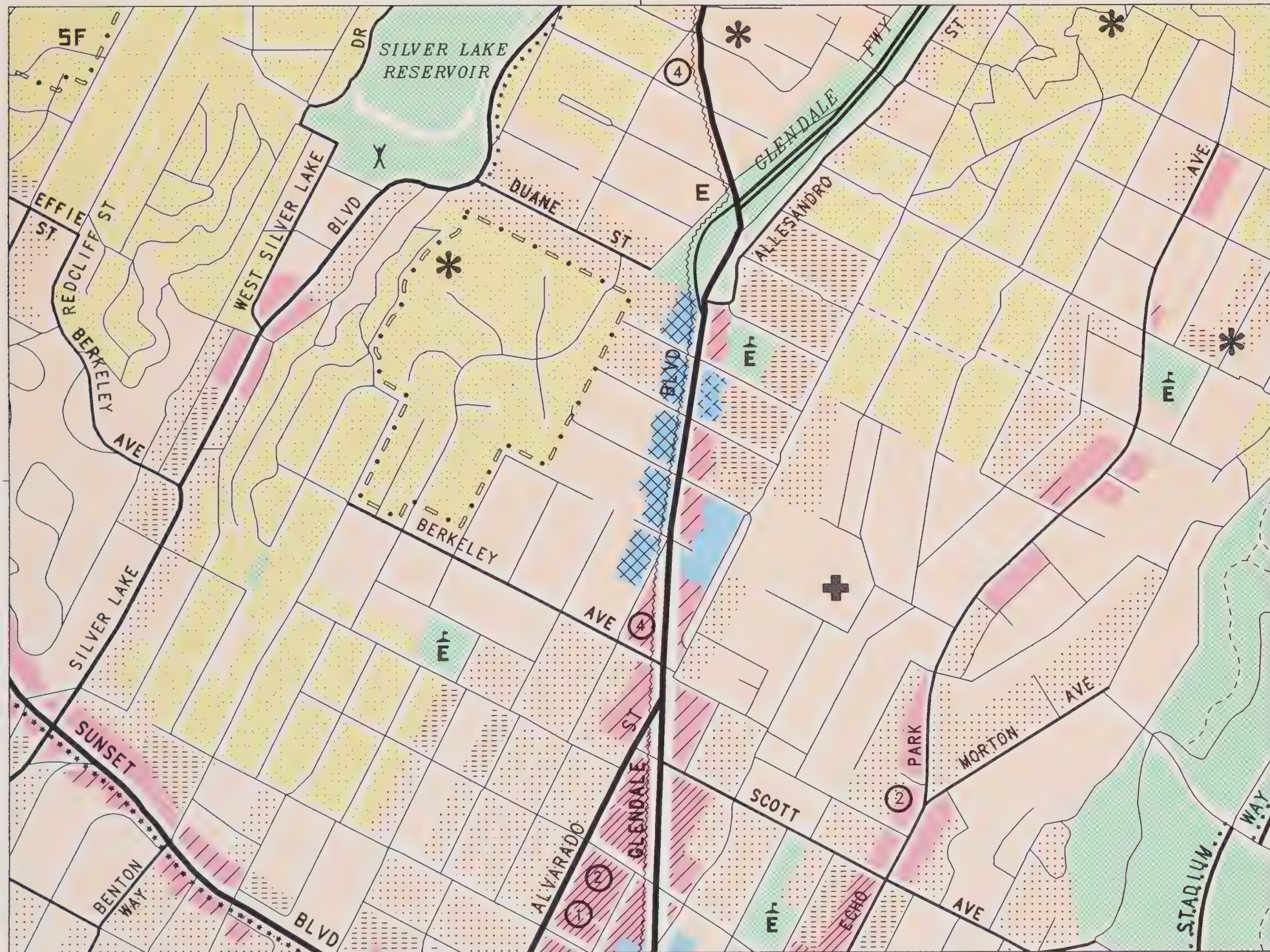
FWY

DR

RIVER



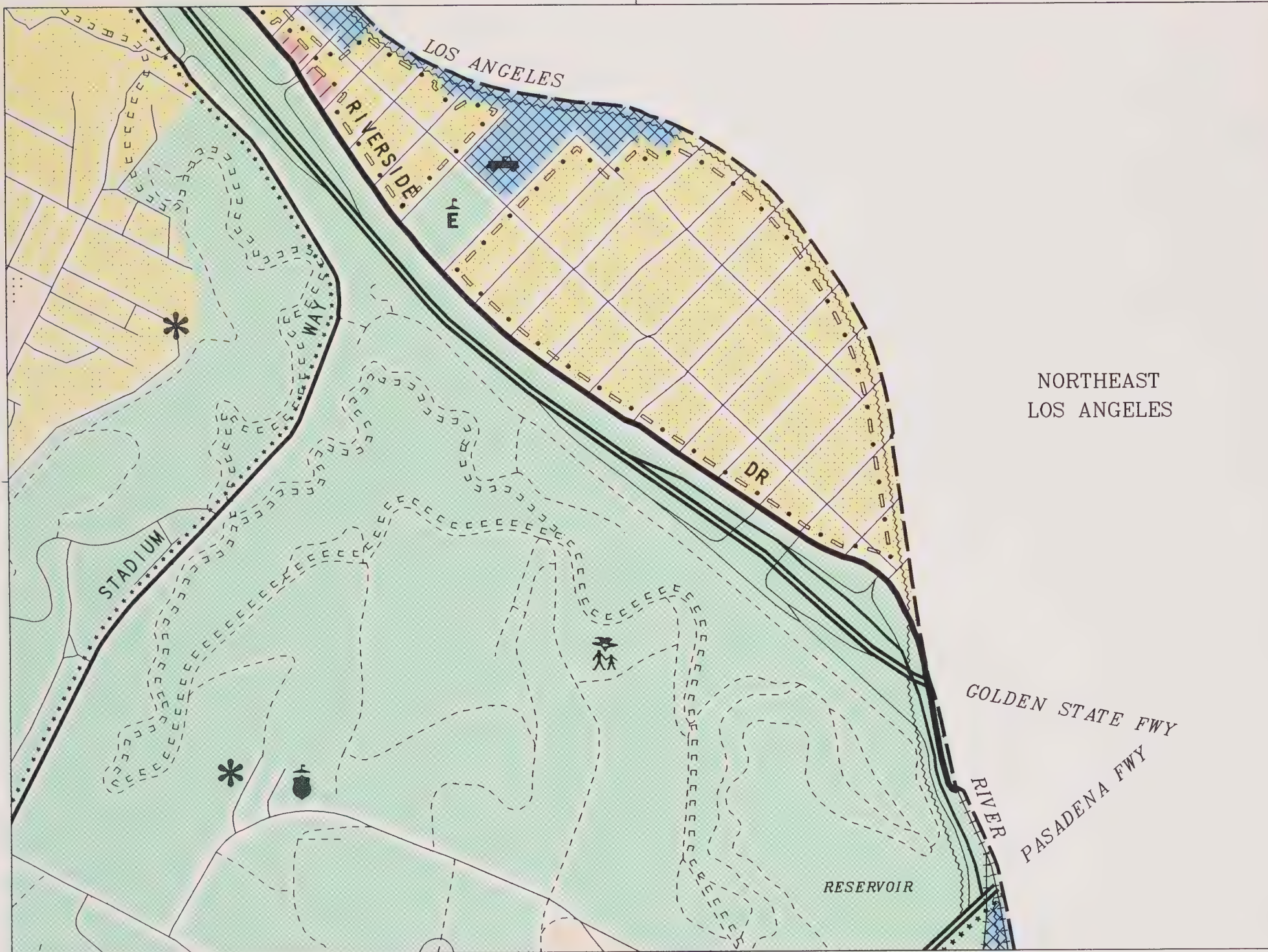
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SEE MAP 141P197

SEE MAP 141P213

SEE MAP 141P205



NORTHEAST
LOS ANGELES

GOLDEN STATE FWY
PASADENA FWY

RESERVOIR

138-197

SEE MAP 141P197

135P197

138-201

WILSHIRE

HOLLYWOOD FWY

HOOVER ST

BELLEVUE

AVE

SILVER LAKE BLVD

TEMPLE

WESTLAKE

BENTON WAY ST

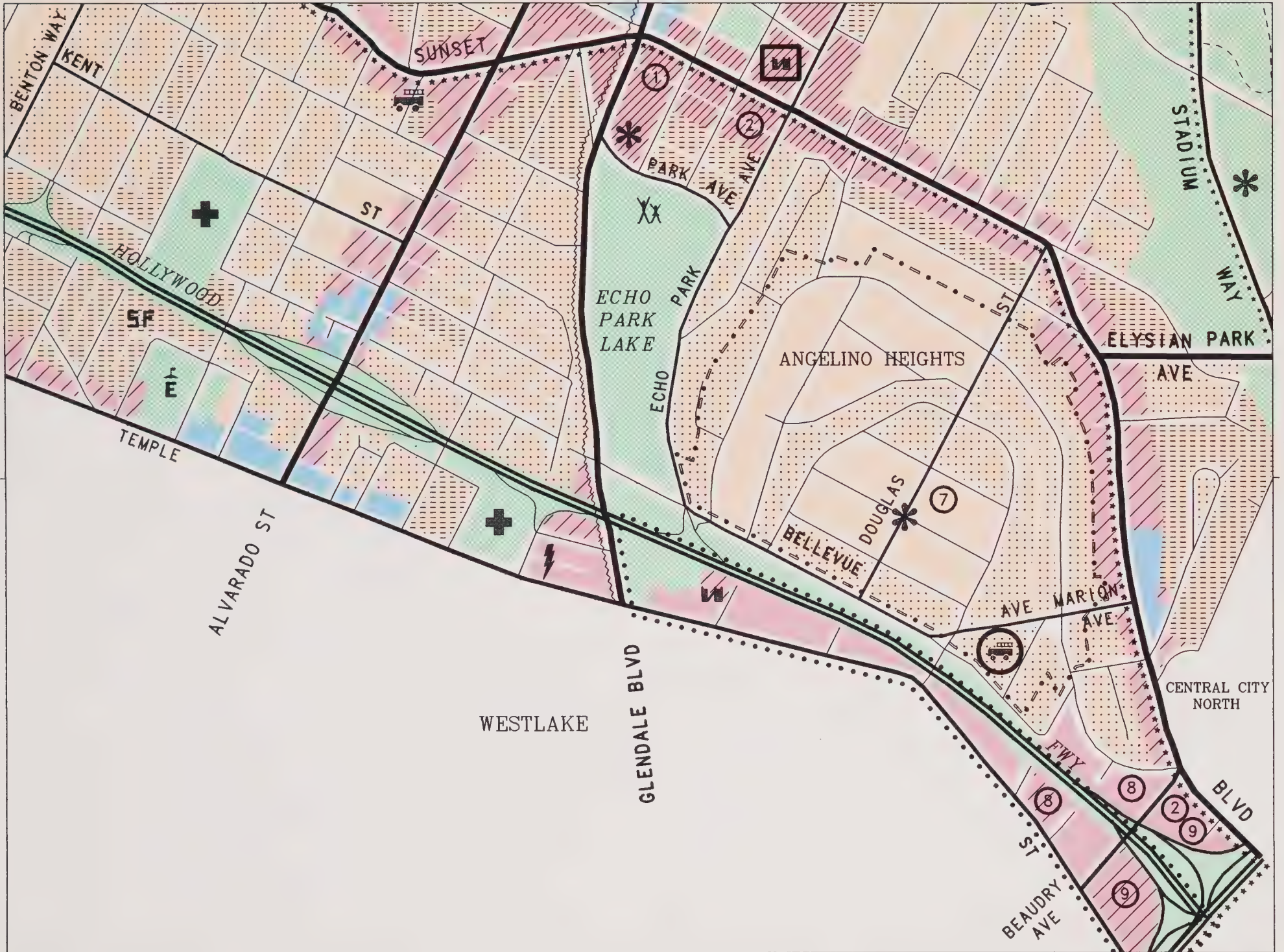
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SEE MAP 135P213



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132-209

WESTLAKE

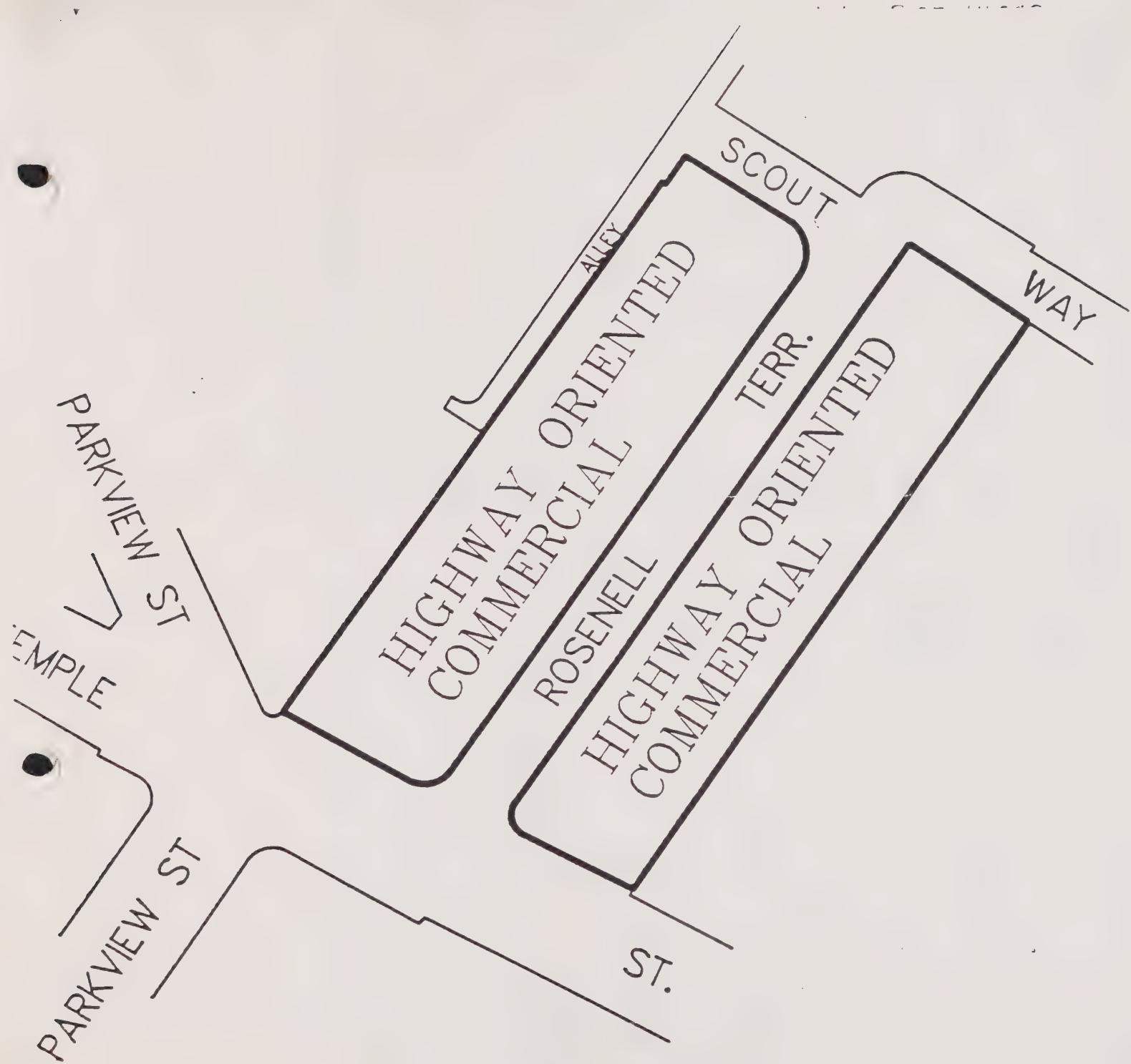
HARBOR FWY

TEMPLE
ST

129-205

12/90 -SL

129-209



PROPOSED PLAN AMENDMENT		CPC 93-0157 ZC/GPA
CM 138 A 205	PM 135 P 205	BVB/JJS

SILVER LAKE/ECHO PARK

SILVER LAKE - ECHO PARK PLANS

FOOTNOTES

1.

Height District Number 1-VL, throughout entire district, except for area designated for community commercial in which Height District 1L will apply, and as indicated in footnote 8 and 9.
2.

Mixed Commercial/Residential uses preferred, see plan text.
3.

Gross acreage includes abutting streets.
4.

Glendale Blvd., between Fletcher Dr. and Berkely Ave. proposed for designation as: "Avenue of Motion Pictures".
5.

Local streets are shown for reference only.
6.

Circled symbol indicated inadequate facility. Boxed symbol denotes the general location of a public facility and does not designate any specific private property acquisition.
7.

Angelino Heights: Highest concentration of historic and architecturally significant homes in Los Angeles. See Cultural and Historic Monuments Plan for exact locations. Historic preservation overlay zone established (see plan text).
8.

Height District 1L in the area bounded by Boylston St., Bellevue Ave., Beaudry Ave. and Temple St.
9.

Height District 2 with a maximum floor area ratio of 4 1/2 to 1 in the area bounded by Beaudry Ave., Sunset Blvd., Pasadena Fwy., and Temple St.
10.

Stadium Way - the alignment shown for Stadium Way is for study purposes and is not necessarily a final determination of its future alignment.
11.

When the use of property designated as "Open Space" (e.g. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
12.

Properties within the dash boundary (---) shall be limited to the RD2 zone under the Low Medium II density housing category.
13.

Properties within the dash boundary (• = •) shall be limited to detached single family housing under the Low density housing category.
14.

Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
15.

Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (L A M C) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations. Zones established in the L A M C subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

LAND USE

RESIDENTIAL¹

LOW DENSITY

LOW

RS,R1,RD6,RD5

MULTIPLE FAMILY

LOW MEDIUM I

R2,RD3,RD4

LOW MEDIUM II

RD2,RD1.5

MEDIUM

R3

COMMERCIAL^{1,2}

HIGHWAY ORIENTED

NEIGHBORHOOD AND OFFICE^{8,9}

COMMUNITY

INDUSTRIAL

COMMERCIAL MANUFACTURING

LIMITED

LIGHT

CM,P

M1,MR1,P

M2,MR2,P

CR,C1.5,C2,C4,P

C1,C1.5,P

CR,C2,C4,P,PB

OPEN SPACE,PUBLIC/QUASI-PUBLIC

OPEN SPACE¹¹

CIRCULATION

Scenic Freeway

Freeway

Major Scenic Highway

Major Highway

Secondary Scenic Highway

Secondary Highway

Collector Scenic Street

Collector Street

Local Street

Private Street

Railroad

Equestrian Trail

Bikeway

SPECIAL BOUNDARY

Detached Single Family Housing

Historic Preservation Overlay Zone

Specific Plan

Site Boundary¹²

ADMINISTRATIVE BOUNDARY

Community Boundary

NOTES:

Proposed⁶

Proposed Site Expansion⁶

SERVICE SYSTEMS⁶

SCHOOL SITES

Public Elementary School

Private Elementary School

Private Senior High

Special School Facility

RECREATIONAL SITES

Neighborhood Park

Community Park

Regional Park

OTHER FACILITIES

Police Training Site

Fire Station

Community Library

Power Distribution Station

Maintenance Yard

DWP Pumping Station

Cultural/Historical Site

Health Center

SILVER LAKE - ECHO PARK PLANS 12/90

SCALE: 1 in = 800 ft

SUMMARY OF LAND USE

LAND USE¹

	Dwelling Units ₃ Per Gross Acre	Corresponding Zones				
Residential			Single Family Residential		Total Residential	
Low	3+ to 7	RS, R1, RD6, RD5	Total Acres	868	Total Acres	2,636
Low Medium I	7+ to 12	R2, RD5, RD4, RD3	% of Total Area	18	% of Total Area	56
Low Medium II	12+ to 24	RD2, RD1.5	Dwelling Unit Capacity	4,862	Dwelling Unit Capacity	34,662
Medium	24+ to 40	R3	Population Capacity	17,026	Population Capacity	96,180
			Multiple Family Residential			
			Total Acres	1,768		
			% of Total Area	38		
			Dwelling Unit Capacity	29,757		
			Population Capacity	79,154		
Commercial ^{1,2}			Total Acres	127	Total Commercial	
Highway Oriented		CR, C1.5, C2, C4, P	% of Total Area	3	Total Acres	312
Neighborhood and Office ^{8,9}		C1, C1.5, P	Total Acres	127	% of Total Area	7
Community		CR, C2, C4, P, PB	% of Total Area	3		
			Total Acres	58		
			% of Total Area	1		
Industrial			Total Acres	10	Total Industrial	
Commercial Manufacturing		CM, P	% of Total Area	0.2	Total Acres	144
Limited		M1, MR1, P	Total Acres	9.7	% of Total Area	3
Light		M2, MR2, P	% of Total Area	0.2		
			Total Acres	124		
			% of Total Area	2.6		
Open Space ¹¹					Total Open Space	
					Total Acres	1,581
					% of Total Area	34
					TOTAL ACRES	4,650
					% OF TOTAL ACRES	100



Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

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